

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
January 11, 2021**

1 Upon due notice, given and received, the Board of Directors of the San Clemente
2 Shorecliffs Beach Club Association held their regularly scheduled Board of
3 Directors Meeting on Monday, January 11, 2021 via Zoom by using Meeting ID:
4 830 8552 3306 and Password: 852886 due to COVID-19. President Kumi Elston
5 called the Meeting to order at 7:04 p.m. with a quorum of Directors present.

6

7 **Directors Present**

Directors Present

8 Kumi Elston, President

9 Chris Wade, Vice President

10 Hal Kolp, Treasurer

11 Danny Werner, Secretary

12 Dan Flynn, Director

13 Allison Anawalt, Director (*arrived at 7:11 p.m.*)

14 Amanda Haynes, Director

15

16 **Directors Absent**

Directors Absent

17 Diane Wenzel, Director

18 Nate Brown, Director

19

20 **Also Attending**

Also Attending

21 Club Manager Tracey Edwards

22 Six (6) Homeowners

23 Courtney Ekeberg, CMCA®, Ammcor

24

25 **Executive Session Meeting Matters**

Executive Session

26 In accordance with California Civil Code Section 4935(e), the Board of Directors
27 notes the following topics were discussed during an Executive Session held after this
28 General Session Meeting on January 11, 2021:

29 1. Approved the November 9, 2020 Executive Session Meeting Minutes.

30 2. Delinquency Review.

31 3. Reviewed and tabled the Feldsott & Lee, A Law Corporation retainer.

32

33 **Homeowner's Forum**

Homeowner Forum

34 Six (6) homeowners were in attendance and discussed club hours, assessment
35 increase and a thank you to the Board of Directors.

36

37 **Secretary's Report**

Secretary's Report

38 The Board of Directors reviewed the November 9, 2020 General Session Meeting
39 Minutes. Following review and discussion, a motion was made by Chris Wade and
40 seconded by Hal Kolp to approve the Minutes as presented. The motion carried
41 unanimously.

42

43 **Treasurer's Report**

Treasurer's Report

44 The Board of Directors reviewed the November 22, 2020 through December 22,
45 2020 Financial Statements and the reports provided by Treasurer Hal Kolp.
46 Following review and discussion, a motion was made by Hal Kolp and seconded by
47 Dan Flynn to accept the Financial Statements subject to the Annual Audit. The
48 motion carried unanimously.

49

50 **Reserve Reallocation**

Reserve Reallocation

51 The Board of Directors discussed reallocating the reserves per the Reserve Study.
52 Following review and discussion, a motion was made by Chris Wade and seconded
53 by Dan Flynn to approve the reallocation. The motion carried unanimously.

54

55 **Manager's Reports**

Managers Reports

56 Club Manager Tracey Edwards provided the Board of Directors with her report with
57 the following action taken:

58

59 **Flood Defense Proposal**

Flood Defense Proposal

60 The Board of Directors reviewed the proposal in the amount of \$3,517.00 to
61 purchase 12 defencells (sandbag project). Following review and discussion, a
62 motion was made by Hal Kolp and seconded by Chris Wade to approve the proposal
63 as presented. The motion carried unanimously.

64

65 **General Business**

General Business

66 **Newman Certified Public Accountant, PC**

Newman CPA

67 The Board of Directors reviewed the proposal in the amount of \$1,000.00 for the taxes

68 and audit preparation and filing. Following review and discussion, a motion was made
69 by Hal Kolp and seconded by Dan Flynn to approve the proposal as presented. The
70 motion carried unanimously.

71

72 *The General Session Meeting was recessed at 7:26 p.m. to finish the Annual Meeting.*
73 *The General Session Meeting was reconvened at 7:27 p.m. following the adjournment*
74 *of the Annual Meeting.*

75

76 **2022 Billing**

2022 Billing

77 The Board of Directors discussed changing the billing frequency and the mailing
78 dates. Following review and discussion, it was the general consent of the Board of
79 Directors to create an Ad Hoc committee comprised of Hal Kolp, Chris Wade and
80 Allison Anawalt to review the current budget and provide their recommendations at
81 the next Board Meeting.

82

83 **Catwalk**

Catwalk

84 It is to be noted that OC Parks were notified about their three (3) post that are in need
85 of repair and the association was informed that the catwalk will be replaced by the
86 end of Spring 2021.

87

88 **Board Meeting Cadence**

Board Meeting Cadence

89 The Board of Directors discussed whether monthly meetings are necessary.
90 Following discussion, it was the general consent of the Board of Directors to have
91 management provide a calendar of important dates that a meeting would be required.

92

93 **Holiday Lighting**

Holiday Lighting

94 The Board of Directors discussed installing holiday lights. Following discussion, it
95 was the general consent of the Board of Directors to obtain proposals.

96

97 **Organization of the Board of Directors**

Organization of the Board

98 A motion was made by Dan Flynn and seconded by Amanda Haynes to leave the
99 Directors positions as they currently are. The motion carried unanimously.

100

101 **Next Meeting**

Next Meeting

102 Due to COVID-19, the next meeting of the Board of Directors will be held on
103 February 8, 2021 at 7:00 p.m. via Zoom, Meeting ID: 830 8552 3306 and Password:
104 852886 due to Covid-19.

105

106 **Adjournment**

107 There being no further business to come before the Board of Directors, it was the
108 general consent of the Board of Directors to adjourn the meeting at 7:56 p.m.

109

110 **Attest**

111

112

113

President

Secretary

Adjournment

Attest